

**ORDINANCE NO. 20060727-129**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT U.S. HIGHWAY 290 EAST APPROXIMATELY 360 FEET WEST FROM ITS INTERSECTION WITH SPRINGDALE ROAD FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT FOR TRACT TWO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No. C14-05-0164, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to community commercial-conditional overlay (GR-CO) combining district.

A 1.77 acre tract of land, more or less, out of the Howell T. Davis Survey Abstract No. 214, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

Tract Two: From interim rural residence (I-RR) district to limited industrial services-conditional overlay (LI-CO) combining district.

A 2.96 acre tract of land, more or less, out of the Howell T. Davis Survey Abstract No. 214, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as the property located at U.S. Highway 290 East approximately 360 feet west from its intersection with Springdale Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".



**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
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**EXHIBIT A**

FIELD NOTE DESCRIPTION OF 1.77 ACRES OF LAND OUT OF THE HOWELL T. DAVIS SURVEY ABSTRACT No. 214 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (4.7178 ACRE) TRACT OF LAND AS CONVEYED TO JIMMY NASSOUR BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2005052232 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the South right-of-way line of U.S. Highway 290 East for the northerly Northeast corner of that certain (4.7178 acre) tract of land as conveyed to Jimmy Nassour by General Warranty Deed recorded in Document No. 2005052232 of the Official Public Records of Travis County, Texas, and for the Northwest corner of Lot 1, Speedy Stop No. 216, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300338 of the Official Public Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found for the Northeast corner of said Lot 1, Speedy Stop No. 16, bears N 86 deg. 39' 06" E 160.57 ft.;

THENCE leaving the South right-of-way line of U.S. Highway 290 East with the common line of said Nassour (4.7178 acre) tract and said Lot 1, Speedy Stop No. 216, S 03 deg. 27' 50" E 250.18 ft. to a ½" iron rod found for an angle corner of said Nassour (4.7178 acre) tract and for the Southwest corner of said Lot 1, Speedy Stop No. 216, and being the Southeast corner of this tract;

THENCE crossing the interior of said Nassour (4.7178 acre) tract, S 86 deg. 38' 56" W at 137.66 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" and continuing with the same bearing for a total distance of 355.36 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the West line of said Nassour (4.7178 acre) tract for the Southwest corner of this tract, and from which a ½" iron rod found for the Southwest corner of said Nassour (4.7178 acre) tract and for the North corner of Tract No. 1, Springdale Road Commercial No. 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 78 Page 194 of the Plat Records of Travis County, Texas, bears S 17 deg. 17' 01" W 63.58 ft.;

THENCE with the West line of said Nassour (4.7178 acre) tract, the following two (2) courses;

- 1) N 17 deg. 17' 01" E 224.40 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 2) N 01 deg. 46' 20" W 40.00 ft. to a ½" iron rod found in the South right-of-way line of U.S. Highway 290 East for the Northwest corner of said Nassour (4.7178 acre) tract and being the Northwest corner of this tract;

THENCE with the South right-of-way line of U.S. Highway 290 East, N 86 deg. 36' 34" E at 137.34 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" and continuing with the same bearing for a total distance of 274.68 ft. to the **PLACE OF BEGINNING**, containing 1.77 acres of land.

PREPARED: September 14, 2005



Holt Carson

Registered Professional Land Surveyor No. 5166



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EXHIBIT B

FIELD NOTE DESCRIPTION OF 2.96 ACRES OF LAND OUT OF THE HOWELL T. DAVIS SURVEY ABSTRACT No. 214 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (4.7178 ACRE) TRACT OF LAND AS CONVEYED TO JIMMY NASSOUR BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2005052232 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the South right-of-way line of U.S. Highway 290 East for the northerly Northeast corner of that certain (4.7178 acre) tract of land as conveyed to Jimmy Nassour by General Warranty Deed recorded in Document No. 2005052232 of the Official Public Records of Travis County, Texas, and for the Northwest corner of Lot 1, Speedy Stop No. 216, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300338 of the Official Public Records of Travis County, Texas, and from which a ½" iron rod found for the Northeast corner of said Lot 1, Speedy Stop No. 16, bears N 86 deg. 39' 06" E 160.57 ft.;

THENCE leaving the South right-of-way line of U.S. Highway 290 East with the common line of said Nassour (4.7178 acre) tract and said Lot 1, Speedy Stop No. 216, S 03 deg. 27' 50" E 250.18 ft. to a ½" iron rod found for an angle corner of said Nassour (4.7178 acre) tract and for the Southwest corner of said Lot 1, Speedy Stop No. 216, and being the **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing with a common line of said Nassour (4.7178 acre) tract and said Lot 1, Speedy Stop No. 216, N 86 deg. 38' 56" E 159.95 ft. to a ½" iron rod found for the Southeast corner of said Lot 1, Speedy Stop No. 216 and for the Southwest corner of Lot 1, Fairmont Foods Subdivision No. 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 23 of the Plat Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the common line of said Nassour (4.7178 acre) tract and said Lot 1, Fairmont Foods Subdivision No. 1, N 89 deg. 59' 09" E 127.75 ft. to a ½" iron rod found in the West right-of-way line of Springdale Road for the easterly Northeast corner of said Nassour (4.7178 acre) tract and being the Northeast corner of this tract, and from which a concrete monument found bears N 30 deg. 25' 57" E 210.10 ft.;

THENCE with the West right-of-way line of Springdale Road, S 30 deg. 23' 21" W 410.68 ft. to a point for the most Southerly corner of said Nassour (4.7178 acre) tract and for the most Southerly corner of this tract;

Page 2 of 2  
2.96 ACRES

THENCE leaving the West right-of-way line of Springdale Road with the South line of said Nassour (4.7178 acre) tract, N 59 deg. 50' 30" W 524.28 ft. to a ½" iron rod found for the Southwest corner of said Nassour (4.7178 acre) tract and for the North corner of Tract No. 1, Springdale Road Commercial No. 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 78 Page 194 of the Plat Records of Travis County, Texas, and being the Southwest corner of this tract;

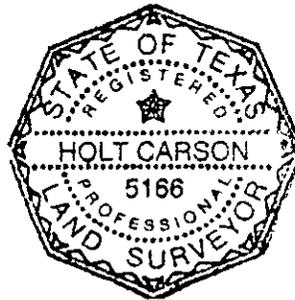
THENCE with the West line of said Nassour (4.7178 acre) tract, N 17 deg. 17' 01" E 63.58 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northwest corner of this tract;

THENCE crossing the interior of said Nassour (4.7178 acre) tract, N 86 deg. 38' 56" E at 217.70 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors", and continuing with the same bearing for a total distance of 355.36 ft. to the **PLACE OF BEGINNING**, containing 2.96 acres of land.

PREPARED: September 14, 2005



Holt Carson  
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WAREHOUSING  
AND DISTRIBUTION

6P-00-2033C  
96-0180

I-RR

6P-00-2033C

I-RR

BODY SHOP

96-0180

LI

96-0180

LI-CO

96-0180

00-2120

DR  
WAREHOUSE

SP17-0295C

LO

6P-01-0308C

GR

94-180

GR-CO

6P-02-0233C

96-0180

6P-04-0074

Tract 1

US HIGHWAY 290

DR

GR-CO  
(96-2023 EXPIRED)  
67-0111

GR-CO

6P17-0275C

96-0030

DR

FOOD SALES  
CONV STORE  
GAS

GR-CO

03-0054

6P-03-0385C

Tract 2

CONV STORE  
GAS

GR

DR

6P-02-0425D

041118-13

I-RR

C7A-04-021

LI-CO

87-0111

041118-13

I-RR

C7A-04-021

COUNTY

6P-04-0118D

EMERSON CUTOFF

041118-13

I-SF-2

C7A-04-021

041118-13

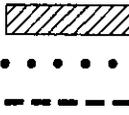
I-SF-2

C7A-04-021



1" = 400'

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: R.HEIL



CASE #: C14-05-0164

ADDRESS: E U.S. HWY 290

SUBJECT AREA (acres): 4.730

ZONING EXHIBIT C

DATE: 05-09

INTLS: TRC

CITY GRID  
REFERENCE  
NUMBER

N27

I-RR